

HOMER ADVISORY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MARCH 3, 2010

Commissioner Bos commented that it was a good meeting with a skeleton crew. It was a good worksession with the Port and Harbor Commission and he hopes we are not too stuck on just the parking issues. COMMISSION  
COMMENTS

Commissioner Druhot said it was a good worksession and is concerned that the Port and Harbor Commission is stuck on the parking. She hopes to have more worksessions with them.

Commissioner Highland she said this is her first time to see the Homer Spit Comp Plan and she knows there a lot of people who will be interested in the plan. She questioned how they find out about it. She thinks if more people would have been aware of it they would have been here tonight. City Planner Abboud explained that as with all other public hearings and meetings, it is in the regular clerk's advertisements, posted to kiosks, and the radio report. Deputy City Clerk Jacobsen commented that there were bright colored inserts in the news papers for the Draft Comprehensive Plan meetings, and that might happen for this one as well. City Planner Abboud said that would probably start to happen in April. Commissioner Highland commented that she is very interested in the Stormwater Management Plan and wants to know how they can get the process started for a complete plan. She thinks they should start sooner than later. She brought up the idea a 4 E's concept that she would like to get some traction with. It is Economy, Environmental, Energy, and Ethics. She would like to see if there is a way to use it as a template process for decision making, checking off the 4 E's to make sure we get them all. City Planner Abboud said they would bring the worklist to them on their next agenda for discussion. She noted seeing heliports in residential and urban residential zoning. She is trying to figure out how to get it out of there and only for schools or hospital. She asked how she would have an opportunity to comment regarding steep slopes since it has been addressed by the Commission previously. It was explained that it will be before them again for the public hearing so she will have an opportunity. She thanked the Commission for their patience.

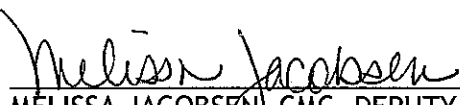
Vice Chair Kranich said it was a good meeting. He noted that her 4 E's sound very similar to a definition of sustainable development in an article from one of their planning magazines. He will find it and bring it in. He hopes that they will keep Chair Minsch and her husband in their thoughts and prayers.

#### ADJOURN

Meetings adjourn promptly at 10 p.m. An extension is allowed by a vote of the Commission. Notice of the next regular or special meeting or work session will appear on the agenda following "adjournment".

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 8:16 p.m. The next Regular Meeting is scheduled for March 3, 2010 at 7:00 p.m. in the City Hall Cowles Council Chambers. There is a worksession at 5:30 p.m. prior to the meeting.

  
MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: 3/17/10

HOMER ADVISORY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MARCH 17, 2010

Session 10-05, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Minsch at 7:07 p.m. on March 17, 2010 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

CALL TO  
ORDER

PRESENT: COMMISSIONER BOS, DRUHOT, HIGHLAND, KRANICH, MINSCH, SINN

STAFF: CITY PLANNER ABOUD  
DEPUTY CITY CLERK JACOBSEN  
PLANNING TECHNICIAN ENGBRETSSEN

AGENDA  
APPROVAL

### APPROVAL OF AGENDA

The agenda was approved by consensus of the Commission.

PUBLIC  
COMMENT

### PUBLIC COMMENT

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

There were no public comments.

RECONSIDERATION

### RECONSIDERATION

No reconsiderations were scheduled.

CONSENT  
AGENDA

### ADOPTION OF CONSENT AGENDA

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

Minutes  
Approval

A. Approval of Minutes of March 3, 2010

The consent agenda was approved by consensus of the Commission.

PRESENTATIONS

### PRESENTATIONS

No presentations were scheduled.

REPORTS

### REPORTS

City  
Planner's  
Report

A. Staff Report PL 10-27, City Planner's Report

City Planner Abboud reviewed the staff report.

PUBLIC  
HEARINGS

### PUBLIC HEARINGS

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

CUP Alaska  
Marine Hwy

A. Staff Report PL 10-23 Conditional Use Permit (CUP) 10-03, Amending CUP 04-13, Alaska Marine Highway System at 4667 Homer Spit Road

City Planner Abboud reviewed the staff report.

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Chair Minsch passed the gavel to Vice Chair Kranich and declared a conflict of interest.

SIN/BOS MOVED THAT CHAIR MINSCH HAS A CONFLICT OF INTEREST.

CUP 10-03  
Alaska  
Marine Hwy

Chair Minsch advised that she has a real estate sale pending on one of the Condominiums that neighbor this property.

There was brief discussion.

VOTE: YES: BOS, DRUHOT, KRANICH, HIGHLAND, SINN

Motion carried.

Chair Minsch left the table.

City Planner Abboud reviewed the staff report. He noted a letter that was presented as a laydown from Land's End regarding a specific budget for landscaping for this project.

Cindi Parsons Alaska Marine Highway System Terminal Manager and Reuben Yost, DOT Southeast Region Design Project Manager commented. It was explained that the building will store the ships supplies. They had wanted to have the building on the terminal property but it did not work out with the City, and they agreed on this proposed location. The size is necessary to accommodate supplies received on a daily basis. It is oriented to provide the shortest route possible from the ship to the warehouse. The size needs to allow for adequate room for a forklift to maneuver and to have a 12x10 area where deliveries can be made to a secure space, and the rest of the building will be secure. The apron will be paved and they hope to have sufficient funds to work with the City to pave the access road. The dumpster will be chain link fence with colored slats. They are not specifying a specific building color but intend to select a neutral color. Mr. Yost said he was unprepared to comment to the cost of the proposed landscaping and is unaware of anything in City ordinance requiring them to commit to a dollar amount. He explained there is already landscaping on the east side in the right-of-way, which won't be affected, which includes beach grass there is about 7 small spruce trees. They can either increase the density of spruce trees on that side or if an agreement can be made with the condo owners they could do some landscaping along the south side. Along the south side the property the landscape buffer also needs to function as a drainage swale due to the lot drains that way and the drainage easement is off to the west. They need to be able to convey drainage along that south line, which wouldn't work well with planting spruce trees there. However there is intent to contact the condo association to see if they can do something with the mound that is on both properties. Mr. Yost corrected that there is an 8 foot buffer for half of the length of the back 200 foot line and then a 4 foot buffer for the remainder. In the environmental document and the application they committed that they would not pave the lot, other than the approach for the forklift so they would not change the drainage on the lot. The roof of the building will be sloped so the high side is on the north and low side is on the south.

There was brief discussion with the applicants regarding the forklift accessibility and confirming they are attempting to maintain the current drainage pattern.

Vice Chair Kranich opened the public hearing. There were no public comments and the public hearing was closed.

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UP 10-03  
Alaska Marine  
Way

SINN/BOS MOVED TO ADOPT STAFF REPORT PL 10-23, CUP 10-03 WITH CONDITION 1-3 AND FINDINGS 1-10.

There was brief discussion clarifying that there is no provision in code that requires a dollar amount specific to landscaping requirements. City Planner confirmed that there is no such requirement and the landscaping proposed is appropriate.

VOTE: DRUHOT, HIGHLAND, KRANICH, SINN, BOS

Motion carried.

Chair Minsch returned to the table and resumed the Chair.

PLAT  
CONSIDERATION

**PLAT CONSIDERATION**

No plats were scheduled for consideration.

PENDING  
BUSINESS

**PENDING BUSINESS**

Homer Spit  
Camp Plan

A. Staff Report PL 10-26, Homer Spit Comprehensive Plan

KRANICH/BOS MOVED TO DEFER DISCUSSION ON THE SPIT COMPREHENSIVE PLAN UNTIL RETURNED FROM STAFF AT A FUTURE WORKSESSION.

There was brief discussion about the process of the plan that has brought the Commission to this point.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

TAC  
Appt

B. Staff Report PL 10-20, Appointment to the Transportation Advisory Committee (TAC)

Commissioner Highland volunteered to participate on the TAC. Roberta will volunteer for TAC.

KRANICH/SINN MOVED TO RECOMMEND COMMISSIONER HIGHLAND FOR THE SEAT ON THE TRANSPORTATION ADVISORY COMMITTEE.

It was noted that she would be reporting information back to the Commission from the TAC meetings.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Land  
Allocation  
Plan

C. Staff Report PL 10-17, Land Allocation Plan

KRANICH/BOS MOVED TO DISCUSS THE DRAFT LAND ALLOCATION PLAN.

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There was no objection and discussion ensued.

Chair Minsch noted that the Commission talked about the Land Allocation Plan at tonight's worksession.

Land.  
Allocation  
Plan

The Commission agreed that they would not forward a recommendation because they do not appear to have a unified position. Other comments included:

- Council does not give the Commission information to make decisions on; they are presented with a hundred pages of properties and their designations. They could spend hours on the plan, but the Commission has seen that Council doesn't do much if anything with the Commissions input.
- The current structure of the review isn't effective and is not a valuable use of the Commission's time.

Commissioner Kranich said he plans to attend the meeting. It was noted that any of the other Commissioners could attend if they are interested in the process.

## NEW BUSINESS

### A. Staff Report PL 10-22, State of Alaska Right-of-way Acquisition for East End Road

Planning Technician Engebretsen reviewed the staff report and discussed the process of the acquisition with the Commission.

NEW  
BUSINESS  
State of A  
ROW Acquisi  
tion East  
End RD

The Commission had no recommendations and no action was taken.

### B. Staff Report PL 10-25, Dirt Work Ordinance

City Planner Abboud reviewed the staff report.

Dirt Work  
Ordinance

KRANICH/BOS MOVED TO BRING THIS TO THE FLOOR FOR DISCUSSION AND POSSIBLE REVISION.

There was no objection and discussion ensued. Points discussed included:

- Homer has no building regulations, why regulate the fill.
- Line 17, how do you define a large rock.
- Most excavators aren't going to be filling with large rocks, stumps, or garbage.
- The ordinance needs to be enforceable.
- Line 29/30 "retention ditches, silt fencing, and storm water settling ponds" change "and" to "or" so it does not seem all inclusive.
- When developing in mapped wetland area the proper documentation is required by the City.
- Clarify garbage on lines 17 and 44.
- If the City Engineer is going to be responsible for reviewing, a fiscal note should be included so Council will be aware of the impact.

KRANICH/BOS MOVED TO REQUEST STAFF SEND THE DRAFT DIRT WORK ORDINANCE TO LEGAL FOR REVIEW AND THEN RETURN TO THE COMMISSION FOR REVIEW.

There was no discussion.

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VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL  
ITEMS

**INFORMATIONAL MATERIALS**

- A. Letter Dated March 10, 2010 to Darren Williams, Refuge Room from Rick Abboud, City Planner regarding Use of Refuge Room/Enforcement Order

AUDIENCE  
COMMENTS

**COMMENTS OF THE AUDIENCE**

Members of the audience may address the Commission on any subject. (3 minute time limit)

No audience was present to comment.

STAFF  
COMMENTS

**COMMENTS OF STAFF**

Staff had no comments.

COMMISSION  
COMMENTS

**COMMENTS OF THE COMMISSION**

Commissioners Sinn and Druhot had no comment.

Commissioner Bos wished everyone Happy St. Patrick's Day. He said it was a good meeting.

Commissioner Kranich said it was a good meeting and they covered a lot.

Commissioner Highland said she would like to see about getting the storm water management plan on the agenda for ordinance work to begin. There was discussion of the process for the worklist. She will make a list to bring for the worklist discussion. It was requested that she be provided with a copy of the worklist. She thanked everyone.

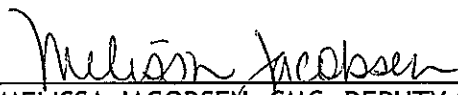
Chair Minch commended the group on their work tonight.

**ADJOURN**

ADJOURN

Meetings adjourn promptly at 10 p.m. An extension is allowed by a vote of the Commission. Notice of the next regular or special meeting or work session will appear on the agenda following "adjournment".

There being no further business to come before the Commission, the meeting adjourned at 9:07 p.m. The next Regular Meeting is scheduled for April 7, 2010 at 7:00 p.m. in the City Hall Cowles Council Chambers. There is a worksession at 5:30 p.m. prior to the meeting.

  
MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: April 7, 2010